

## 1 Bedroom Apartment for Sale in Larnaca District

1-Bedroom Apartment – Central Larnaca

This stylish 1-bedroom apartment is part of an exclusive residential development located just behind Stratigou Timagia Street in the heart of Larnaca. Surrounded by shops, restaurants, banks, and supermarkets—all within walking distance—this apartment offers the perfect balance between central convenience and peaceful living.

Designed with comfort and elegance in mind, the apartment features open-plan interiors, large windows that bring in natural light, and a spacious veranda ideal for relaxation. Residents also benefit from access to a beautifully landscaped communal garden and a private swimming pool.

Key Features:

...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>62</b> |
| Covered Veranda        | <b>12</b> |
| Floor Number           | <b>3</b>  |
| Total Number of Floors | <b>4</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>238556</b>    |
| Property type     | <b>Apartment</b> |
| Construction Year | <b>2027</b>      |
| Bathrooms         | <b>1</b>         |

### Amenities

- Parking

### Location

Region: **Larnaca**

## Price: €160 000 + VAT

VAT for this property is **€8,000** or **€30,400**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                     |                 |             |
|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€3 150.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 581.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€160 000 on Aug 6, 2025













